

Body of Meeting

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a) Findings of the report:

1) Past history of the Chinese in Boston

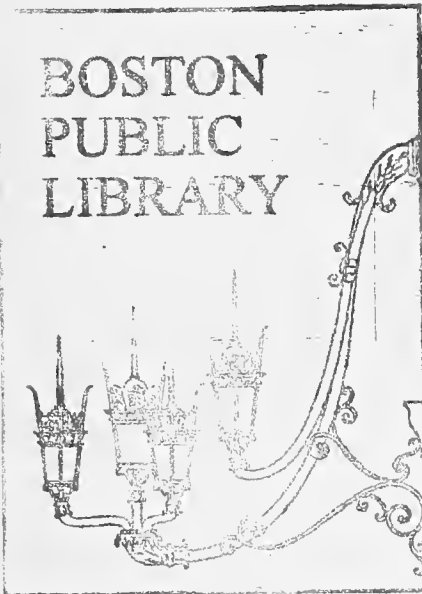
1875 - 1975 Centennial Celebration in Boston
Role Chinese played in construction, China
Trade, etc.

History of Urban Renewal and Chinatown-

1956 - BHA contemplated South Cove project
after West End and New York Streets-
approx. 90% of the buildings were
to be demolished

1962 - Study done for the BRA & City on use
of 112 Credits - need to be within the
urban renewal project

1965 - hearings of the South Cove Urban Renewal
Project - some individuals had called
for Chinese to get own professional
group, have R3 & R5 designated as Chinese
housing. Chinese community divided in
half; business community wanted to be
left alone. Owing in large part to the
lack of knowledge of the renewal process
and in part from some individuals desiring
to use the situation as a way to make money,
Chinese Community was unable to handle
the situation - to recognize their needs
and problems and seek reasonable solutions.
Approx. 1200 Chinese have been dislocated due to
Turnpike construction and urban renewal.
Today there are 25% more Chinese living
on one-half the land area of 1960.



161/ 2) Chinatown Present:

Demography
Chinatown

1960 1970 1975
1220 - 1960 - 2520

City of Boston
32%

4370 - 7100 - 9200

Over 25: 63%

Male: 69%

Average HH Size:

Under 25: 37%

Female: 31%

4.4

City = 2.8

Immigration: 1980 Chinese to Boston since 1960
1560 (78%) since 1965

Birth Rate (1966) 19.3 ✓
Death Rate " 30.3 ✓
Infant Mortality 66.7

Health

Physical Environment

Building Conditions : Sound - 9%
Deteriorating- 79%
Dilapidated - 12%

Ownership : Stable since 1960
Chinese own approx. 54% of buildings
in the CBD sector, 82% in the
South Cove sector

	<u>Residential</u>	<u>NON-Res/</u>
Median Assessed Valuation:	\$4200	\$19,460
Assessment sales Ratio	30%	70%
Median Sales Price	\$7140	\$25,298

Assessed values on Chinatown properties are at a 1930 - 1940 level. This allows a substantial tax break to present owners, but creates a difficulty in terms of sales price and stability in the area. Other properties in the same location would be assessed at 3 - 4 times these amounts; City is losing tax income at present. Chinatown should be presenting itself as a stable, income-generating area.

Transportation:

Traffic patterns and pedestrian movement can best be described as chaotic. Heavy amounts of traffic on Beach, Kneeland and Harrison - throughout the day rather than at specific periods.. 5000+ cars per day.

Land Use:

Spatial arrangement of Chinatown needs change. With heavy concentrations of Chinese in the South End, some CBD services should be moved south.

Sanitary conditions are extremely poor throughout the area, especially in the CBD sector.

Health, Education, Social Services:

The latest figures available show that the health problems in Chinatown have been on the increase, while declining in the City as a whole. Health conditions are, in large part, a reflection of overall living conditions in the area. In the ten year period from 1956 - 1966, both the death rate, TB rate and infant mortality rate have increased by an average of 14%.

TNMEC - has for years placed its emphasis on the New England community rather than the South Cove-Chinatown area. A recent survey found that only 15% of Chinese adults and children make use of the facilities. Recent attempts to focus on the needs of Chinatown - done almost entirely because of community pressure - have included the Health Task Force, emergency room service, and the soon to be opened drop-in center.

Visiting nurse service is minimal. The Chinese community must rely on private physicians where available; use Boston City Hospital.

Existing educational facilities -

Quincy School - 93 Chinese students

A. Lincoln School - 128 Chinese

New Quincy School project

Educational opportunities for adults are needed; language instruction and job-training.

Without exception, Chinatown has been overlooked in the provision of social services. Needs exist in every area, from a community library to day-care facilities.

Housing

Within Chinatown there are 408 units of housing

	<u>Overcrowded</u>	<u>Substandard</u>	
		<u>Det.</u>	<u>Dil.</u>
Chinatown	78%	58%	14%
City of Boston	7.7%	12%	1.3%

93% of the housing is renter occupied
7% owner occupied

Median # of rooms per unit = 2.6

The South Cove Urban Renewal Plan proposed the construction of some 220 units of housing on parcel R-2 (Tai-Tung). For over four years, this site has been vacant.

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<http://www.archive.org/details/chinatown00bost>

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Given population estimated in Chinatown for 1975, it is projected that an additional 290 units of new housing must be provided. Of the 290, and estimated 98 units should be for elderly Chinese.

Coupled with new construction should be the rehabilitation of units on Hudson, Tyler Streets and in other areas. Money is currently available under the 312 - 115 loan and grant programs for rehabilitation.

Recreation:

Current recreational facilities are minimal - the YMCA, a tot lot on Pine street, some limited indoor facilities.

Need exists for indoor facilities for the elderly and young people; a community center, branch library, etc.

Employment and the Economy:

Occupational opportunities for Chinese are extremely poor. Almost exclusive employment is in restaurants, shops and the garment industry. Language problems force many individuals into these occupations with no hope for betterment. For many, especially newer immigrants, this is a "safe" area of work.

Median family income is estimated at \$4800, compared to a City median of \$6900.

Job training programs coupled with language instruction are needed - in areas such as printing, electronics, metals, etc.

The position of Chinatown as a tourist attraction has been declining in recent years -- programs aimed at improving this industry need to be instituted.

Physical Development and Stability:

The Chinatown area of Boston is severely threatened by surrounding developments - South Station, Park Plaza, the Leather District, TMMEC, etc. Each of these could be used to the benefit of the community - but only if programs are instituted now, which are aimed at the physical and social revitalization of the area.

77% Chinese
Women work.

Proportion below
\$4000 = 62%

Unemployment
rate = 10.4%
City = 8.1%
Underemployment
rate = 14.1%
City = 10.1%

3.2 City
4.1 Chinatown

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b) Programs for the future:

A) Formation of the Chinatown Community Development Corporation

B) Development of a "Master Plan" for Chinatown

Better coordination of activities in Chinatown

c) Institution of various programs to meet community needs-

job training

day-care

health facilities

language training

physical improvements - closing off of Oxford and/or Hudson Streets in the CBD to serve as outdoor areas; rehabilitation of restaurants; planting, lighting, etc.

social facilities provided

others

Physical Env.

Health, Educ., Social Services - Immigrants

Housing

Employment - Economy

Recreation

Overall Devp.

